

Ordinance No. 888

Fifth Amendment to
Redevelopment
Plan

June 10, 1986

ORDINANCE NO. 888

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
AMENDING ORDINANCE NOS. 549, 695, 753, 800 AND 876
AND APPROVING AND ADOPTING
THE FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE ROCKLIN REDEVELOPMENT PROJECT**

WHEREAS, the Redevelopment Plan for the Rocklin Redevelopment Project (the "Project") was adopted by the City Council of the City of Rocklin on June 10, 1986, by Ordinance No. 549 (adopting the "Original Project Area" or "1986 Project Area"), and amended by the City Council of the City of Rocklin on April 12, 1994, by Ordinance No. 695 (the "First Amendment"), on January 28, 1997, by Ordinance No. 753 (the "Second Amendment," adopting a separate Redevelopment Plan for the "1997 Added Area"), on April 13, 1999, by Ordinance No. 800 (the "Third Amendment") and on October 28, 2003, by Ordinance No. 876 (the "Fourth Amendment"); and

WHEREAS, the City Council of the City of Rocklin (the "City Council") has received from the Redevelopment Agency of the City of Rocklin (the "Agency") the proposed Fifth Amendment (the "Fifth Amendment") to the Redevelopment Plan (the "Redevelopment Plan") for the Rocklin Redevelopment Project (the "Project"), a copy of which is on file at the office of the City Clerk at 3970 Rocklin Road, Rocklin, California, together with the Report of the Agency to the City Council on the proposed Fifth Amendment (the "Agency's Report"), including: (1) the reasons for amending the Redevelopment Plan; (2) a description of the effect of the Fifth Amendment on the physical and economic conditions existing in the Project Area; (3) a description of the effect of the Fifth Amendment on Project Area projects and programs and an explanation of how the proposed projects and programs will alleviate the blighting conditions in the Project Area; (4) the effect of the Fifth Amendment on the method of financing the continued redevelopment of the Project Area, including an assessment of the continued economic feasibility of the amended redevelopment program; (5) related amendments to the Implementation Plan for the Project; (6) a description of the effect of the Fifth Amendment on the method or plan for relocation in the Project Area; (7) the report and recommendations of the Planning Commission of the City of Rocklin (the "Planning Commission"); (8) a summary of consultations with Project Area owners, residents, community organizations and others; (9) the Negative Declaration for the proposed Fifth Amendment; (10) a summary of consultations with affected taxing agencies; and (11) a neighborhood impact report; and

WHEREAS, the proposed Fifth Amendment would add public improvements projects to the Redevelopment Plan, re-establish eminent domain in the original 1986 Project Area as to non-residentially occupied property, consolidate the two existing Redevelopment Plan documents into a single Amended and Restated Redevelopment Plan, reduce the tax increment limit applicable to the 1997 Added Area, and make changes to update the text of the Redevelopment Plan; and

WHEREAS, by Resolution No. PC-2004-12, adopted on February 17, 2004, the Planning Commission has reported that the proposed Fifth Amendment is consistent with the General Plan of the City of Rocklin, and has recommended approval of the proposed Fifth Amendment; and

WHEREAS, the Agency prepared and circulated a Negative Declaration (the "Negative Declaration") for the proposed Fifth Amendment in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.); and

WHEREAS, the Agency and the City Council have reviewed and considered the Negative Declaration for the proposed Fifth Amendment and have determined that there is no substantial evidence that the proposed Fifth Amendment will have a significant effect on the environment; and

WHEREAS, the City Council and the Agency held a joint public hearing in the City Council Chambers, 3970 Rocklin Road, Rocklin, California, on May 25, 2004, to consider the approval and adoption of the proposed Fifth Amendment; and

WHEREAS, a notice of said hearing was duly and regularly published in The Placer Herald, a newspaper of general circulation in the City of Rocklin, once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and the affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing were mailed by first-class mail to the last known address of each assessee of each parcel of land in the Project Area as shown on the last equalized assessment roll of the County of Placer; and

WHEREAS, copies of the notice of joint public hearing were mailed by first-class mail to all residential and business occupants within the Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the City Council has considered the Agency's Report, the report and recommendations of the Planning Commission, the proposed Fifth Amendment, and the Negative Declaration, has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the proposed Fifth Amendment; and

WHEREAS, no written objections to the proposed Fifth Amendment were received, either before or at the noticed public hearing, from an affected taxing entity or property owner; and

WHEREAS, all actions required by law have been taken by all appropriate public bodies;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROCKLIN DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The purpose and intent of the City Council with respect to the Fifth Amendment is to promote the full and effective implementation of the Redevelopment Plan for the Project.

Section 2. The City Council hereby finds and determines that:

(a) It is necessary and desirable to amend the Redevelopment Plan in the manner set forth in the proposed Fifth Amendment in order to carry out the redevelopment of the Project Area and make possible the full achievement of the goals and objectives of the Redevelopment Plan. This finding is based upon the facts set forth in the Agency's Report, in particular that without the addition of the public improvements projects included in the Fifth Amendment the Agency's redevelopment efforts will be impaired.

(b) The Redevelopment Plan, as it is proposed to be amended by the Fifth Amendment, will aid in the redevelopment of the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare. This finding is based upon the facts set forth in the Agency's Report, in particular that continued implementation of the Redevelopment Plan will serve to eliminate blighting conditions and improve physical and economic conditions in the Project Area and that the addition of the public improvements projects included in the Fifth Amendment is necessary to the full and effective implementation of the Redevelopment Plan.

(c) The adoption and carrying out of the Redevelopment Plan, as it is proposed to be amended by the Fifth Amendment, is economically sound and feasible. This finding is based upon the facts set forth in the Agency's Report, in particular that the activities proposed to implement the Redevelopment Plan, as it is proposed to be amended by the Fifth Amendment, can be completed within the time and resources of the Project Area as currently projected. This finding is further based upon the facts that the Agency will continue to have the authority to seek and utilize a variety of potential financing resources, including tax increments; that the nature and timing of redevelopment activities will depend on the amount and availability of such financing resources, including tax increments generated by new investment in the Project Area; and that no redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.

(d) The Redevelopment Plan, as it is proposed to be amended by the Fifth Amendment, is consistent with the General Plan of the City of Rocklin. This finding is based upon the findings of the Planning Commission set forth in Resolution No. PC-2004-12, adopted on February 17, 2004, a copy of which is included in the Agency's Report.

(e) The carrying out of the Redevelopment Plan, as it is proposed to be amended by the Fifth Amendment, would promote the public peace, health, safety, and welfare of the City of Rocklin and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based upon the facts set forth in the Agency's Report, in particular that redevelopment, as contemplated by the Redevelopment Plan, will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the physical and economic conditions of the Project Area, and that the addition of the public improvement projects included in the Fifth Amendment is necessary to the full and effective implementation of the Redevelopment Plan.

(f) The condemnation of real property, as provided for in the proposed Fifth Amendment, is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the fact that without eminent domain authority the Agency's redevelopment efforts may be impaired. This finding is further based on the fact that in connection with the acquisition of property by the Agency, the Agency will comply with all applicable provisions of the California Eminent Domain Law (Code of Civil Procedure Section 1230.010 et seq.) and the California Relocation and Real Property Acquisition Laws (Government Code Section 7260 et seq.), including provisions requiring the payment of just compensation.

(g) The Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area if the Redevelopment Plan, as it is proposed to be amended by the Fifth Amendment, may result in the temporary or permanent displacement of any occupants of housing facilities in the Project Area. This finding is based upon the facts set forth in the Agency's Report, in particular that (1) the Agency will comply with the California Relocation Assistance Law (Government Code Section 7260 et seq.) and the relocation guidelines promulgated by the California Department of Housing and Community Development pursuant thereto, (2) that the Redevelopment Plan, as it is proposed to be amended by the Fifth Amendment, does not authorize the use of eminent domain authority to acquire property on which any persons reside, and (3) the Implementation Plan for the Project does not contemplate any actions that would lead to the displacement of any occupants of housing facilities in the Project Area.

(h) There are, or shall be provided, in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their

places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Health and Safety Code Sections 33334.5, 33413 and 33413.5.

Section 3. The City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area, if any, are displaced and that, pending the development of such facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of Rocklin at the time of their displacement.

Section 4. In order to implement and facilitate the effectuation of the proposed Fifth Amendment, certain official actions must be taken by the City Council; accordingly, the City Council hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan, as amended by the Fifth Amendment; (b) directs the various officials, departments, boards, and agencies of the City of Rocklin having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan, as amended by the Fifth Amendment; (c) stands ready to consider and take appropriate action on proposals and measures designed to effectuate the Redevelopment Plan, as amended by the Fifth Amendment; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Redevelopment Plan, as amended by the Fifth Amendment.

Section 5. Having received no written objections to the Fifth Amendment from an affected taxing entity or property owner, and having considered all evidence and testimony presented for or against any aspect of the Fifth Amendment, the City Council hereby overrules all objections to the Fifth Amendment.

Section 6. The Redevelopment Plan, as adopted and amended by Ordinance Nos. 549, 695, 753, 800 and 876, is hereby further amended as set forth in the Fifth Amendment attached hereto and incorporated herein by reference, and officially designated as the “Amended and Restated Redevelopment Plan for the Rocklin Redevelopment Project.”

Section 7. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, as amended by the Fifth Amendment.

Section 8. The City Clerk is hereby directed to record with the County Recorder of Placer County a notice of the approval and adoption of the Fifth Amendment pursuant to this Ordinance, containing a statement that proceedings for the redevelopment of the Project Area pursuant to the Redevelopment Plan, as amended by the Fifth Amendment, have been instituted under the Community Redevelopment Law.

Section 9. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

Section 10. If any part of this Ordinance or the Fifth Amendment which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Fifth Amendment, and this City Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the Fifth Amendment if such invalid portion thereof had been deleted.

Section 11. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

PASSED AND ADOPTED this 8th day of June, 2004, by the following roll call vote:

AYES: Councilmembers: Lund, Hill, Magnuson, Yorde, Storey

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

Brett Storey, Mayor

ATTEST:

City Clerk

First Reading: 5/25/04

Second Reading: 6/8/04

Effective Date: 7/8/04

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**FIFTH AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE
ROCKLIN REDEVELOPMENT PROJECT**

The Redevelopment Plan (the “Redevelopment Plan”) for the Rocklin Redevelopment Project (the “Project”), as adopted by the City Council of the City of Rocklin on June 10, 1986, by Ordinance No. 549 (adopting the “Original Project Area” or “1986 Project Area”), and amended by the City Council of the City of Rocklin on April 12, 1994, by Ordinance No. 695 (the “First Amendment”), on January 28, 1997, by Ordinance No. 753 (the “Second Amendment,” adopting a separate Redevelopment Plan for the “1997 Added Area”), on April 13, 1999, by Ordinance No. 800 (the “Third Amendment”) and on October 28, 2003, by Ordinance No. 876 (the “Fourth Amendment”), is hereby amended and restated in its entirety to read as set forth in the “Amended and Restated Redevelopment Plan for the Rocklin Redevelopment Plan,” attached hereto and incorporated herein by this reference.

As set forth in Section 100 of the attached Amended and Restated Redevelopment Plan for the Rocklin Redevelopment Project, its purpose is to:

- **Consolidate the text of the two existing separate Redevelopment Plans for the Project into a single document for ease of reference;**
- Update the text of the Redevelopment Plan to incorporate all amendments to date reflected in Ordinance Nos. 695, 800 and 876;
- Update the text of the Redevelopment Plan for conformity with current applicable requirements of the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 *et seq.*);
 - Reduce, from \$350 million to \$275 million, the limitation on the total amount of tax increments that may be allocated to the Redevelopment Agency of the City of Rocklin (the “Agency”) from the 1997 Added Area to be consistent with the agreement entered into between the Agency and the County of Placer dated January 14, 1997;
- Re-establish, for an additional twelve (12) years, the time limit on the use of eminent domain to acquire within the Original Project Area, except property that is occupied as a residence;
- Update the land use map to show current land uses permitted in the Project Area by the City’s General Plan; and
- Modify and update the list of proposed public improvement projects that may be undertaken by the Agency in the implementation of the Amended and Restated Redevelopment Plan and the redevelopment of the Project Area.

**AMENDED AND RESTATED
REDEVELOPMENT PLAN
FOR THE
ROCKLIN REDEVELOPMENT PROJECT**

(Fifth Amendment to the Redevelopment Plan for the
Rocklin Redevelopment Project, approved and adopted on
June 8, 2004, by Ordinance No. 888)

**Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN**

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**AMENDED AND RESTATED
REDEVELOPMENT PLAN
FOR THE
ROCKLIN REDEVELOPMENT PROJECT**

I. [§100] INTRODUCTION

On June 10, 1986, by Ordinance No. 549, the City Council of the City of Rocklin adopted the Redevelopment Plan for the Rocklin Redevelopment Project (the “Original Project”). The property included within the boundaries of the Original Project Area is hereinafter referred to as the “1986 Project Area.”

On April 12, 1994, by Ordinance No. 695, the City Council of the City of Rocklin amended the Redevelopment Plan for the Original Project in order to establish and amend certain time limitations applicable to the 1986 Project Area.

On January 28, 1997, by Ordinance No. 753, the City Council of the City of Rocklin amended the 1986 Project Area to include additional territory (hereinafter referred to as the “1997 Added Area”) and adopted a separate Redevelopment Plan for the Redevelopment Plan Amendment (the “Added Area Project”).

On April 13, 1999, by Ordinance No. 800, the City Council of the City of Rocklin amended the Redevelopment Plan for the Original Project in order to amend certain time limitations applicable to the 1986 Project Area.

Finally, on October 28, 2003, by Ordinance No. 876, the City Council amended the Redevelopment Plan for the Original Project in order to repeal the time limitation on incurring indebtedness applicable to the 1986 Project Area.

This Amended and Restated Redevelopment Plan (the “Plan”) for the Rocklin Redevelopment Project (the “Project”) amends, consolidates and restates in their entirety the Redevelopment Plan for the Original Project and the Redevelopment Plan for the Added Area Project. As used herein, the term “Project Area” shall mean and include both the 1986 Project Area and the 1997 Added Area. However, certain restrictions or limitations contained in this Plan apply only to one or the other of such areas, as specifically indicated in this Plan. This Plan includes the following changes to the prior redevelopment plan documents and the ordinances adopting them:

- Consolidates the text of the two separate Redevelopment Plans, as appropriate, into a single document for ease of reference;
- Updates the text to incorporate all amendments to-date reflected in Ordinance Nos. 695, 800 and 876;
- Updates the text for conformity with current applicable requirements of the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.);

- Reduces, from \$350 million to \$275 million, the limitation on the total amount of tax increments that may be allocated to the Agency from the 1997 Added Area to be consistent with the agreement entered into between the Agency and the County of Placer dated January 14, 1997, approved by Resolution 97-13;
- Re-establishes, for an additional twelve (12) years, the time limit on the use of eminent domain to acquire property within the 1986 Project Area, except property that is occupied as a residence;
- Updates the land use map to show current land uses permitted in the Project Area by the City's General Plan; and
- Modifies and updates the list of proposed public improvement projects that may be undertaken by the Redevelopment Agency of the City of Rocklin (the "Agency") in the implementation of this Plan and the redevelopment of the Project Area.

This Plan consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3) and the Proposed Public Improvements (Attachment No. 4). This Plan was prepared by the Agency pursuant to the California Community Redevelopment Law, the California Constitution and all applicable local laws and ordinances.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Project or this Plan, whether or not this Plan was formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes to the extent necessary to be in conformity with such changes.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Project Area. Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time-to-time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purposes of the Community Redevelopment Law will be attained through, and the major goals of this Plan are:

- A. The elimination of environmental deficiencies in the Project Area, including, among others, small and irregular lots, incompatible and uneconomic land uses,

obsolete and aged building types and land uses, and inadequate or deteriorated public improvements and facilities.

- B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. The replanning, redesign and development of undeveloped areas that are stagnant or improperly utilized.
- D. The strengthening of retail and other commercial functions in the downtown area.
- E. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- F. The strengthening, expansion and diversification of the economic and employment base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial and light industrial expansion, employment and economic growth, and through the facilitation of more year-round employment opportunities.
- G. The provision of adequate land for parking and open space.
- H. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- I. The increase, improvement and/or preservation of the City's supply of housing for low- and moderate-income persons, through rehabilitation, reconstruction, new construction and other programs.
- J. The creation/enhancement of recreational and cultural opportunities available to the residents of the Project Area and the City.

II. [§200] DEFINITIONS

As used in this Plan, the following terms, unless otherwise noted, are defined to mean:

- A. "1986 Project Area" means the area included within the boundaries of the Original Project.
- B. "1997 Added Area" means the area included within the boundaries of the Added Area Project.
- C. "Added Area Project" means the Redevelopment Plan for the Redevelopment Plan Amendment adopted by the City Council on January 28, 1997, by Ordinance No. 753.
- D. "Agency" means the Redevelopment Agency of the City of Rocklin, California.

- E. “City” means the City of Rocklin, California.
- F. “City Council” means the City Council of the City of Rocklin, California.
- G. “Original Project” means the Redevelopment Plan for the Rocklin Redevelopment Project adopted by the City Council on June 10, 1986, by Ordinance No. 549.
- H. “Person” means any individual or any public or private entity.
- I. “Plan” means this Amended and Restated Redevelopment Plan for the Rocklin Redevelopment Project.
- J. “Planning Commission” means the Planning Commission of the City of Rocklin, California.
- K. “Project” means the Rocklin Redevelopment Project, which is the subject of this Plan.
- L. “Project Area” means the area included within the boundaries of the Project, consisting of the 1986 Project Area and the 1997 Added Area.
- M. “Redevelopment Law” means the Community Redevelopment Law of the State of California (California Health and Safety Code Section 33000 *et seq.*).

III. [§300] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the “Legal Description of the Project Area Boundaries,” attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the “Project Area Map,” attached hereto as Attachment No. 2 and incorporated herein by reference. The boundaries of the 1986 Project Area and the 1997 Added Area are separately described in Attachment No. 1 and are separately shown on Attachment No. 2.

IV. [§400] PROPOSED REDEVELOPMENT ACTIONS

A. [§401] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements;
3. Providing for participation by owners and tenants of properties presently located in the Project Area and the extension of preferences to business occupants desiring to remain or relocate within the redeveloped Project Area;

4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project Area occupants;
6. The installation, construction or reconstruction of streets, utilities and other public improvements and facilities;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors and the Agency; and
10. The assembly of adequate sites for the development and construction of residential, commercial, light industrial and public facilities.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§402] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§403] Opportunities for Owners and Business Tenants

In accordance with this Plan and the rules for participation by owners and the extension of preferences to business tenants adopted by the Agency pursuant to this Plan and the Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by: (a) retaining all or a portion of their properties; (b) acquiring adjacent or other properties in the Project Area and developing or improving such property for use in accordance with this Plan; (c) rehabilitation of existing buildings or improvements; (d) new development; or (e) where the Agency deems appropriate, selling their properties to the Agency and purchasing other properties in the in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan.

2. [§404] Rules for Participation Opportunities, Priorities and Preferences

In order to provide opportunities to owners to participate in the growth and redevelopment of the Project Area and to extend reasonable preferences to business tenants to reenter into business within the redeveloped Project Area, the Agency shall promulgate rules for participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Project Area. If conflicts develop between the desires of participants for

particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and business tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, the necessity to assemble sites for integrated, modern development and conformity of a participant's proposal with the intent and objectives of this Plan.

In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as: (a) the elimination and changing of some land uses; (b) the construction, widening or realignment of some streets; (c) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (d) a reduction in the total number of individual parcels in the Project Area; and (e) the construction or expansion of public facilities.

3. [§405] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop and use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4. [§406] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

C. [§407] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project.

The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent or cooperation of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure the present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or without the Project Area) which land, buildings, facilities, structures or other improvements are or would be of benefit to the Project.

D. [§408] Property Acquisition

1. [§409] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, purchase, or any other lawful method, including eminent domain.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area that cannot be acquired by gift, devise, exchange, purchase or any other lawful method. The following limitations on the use of eminent domain apply separately and independently to the 1986 Project Area and the 1997 Added Area:

a. 1986 Project Area

The Agency shall not use the power of eminent domain to acquire any real property in the 1986 Project Area that is occupied as a residence. Eminent domain proceedings, if used to acquire other property in the 1986 Project Area, must be commenced no later than July 8, 2016 (twelve (12) years from the date the ordinance adopting this Plan became effective).

b. 1997 Added Area

The Agency shall not use the power of eminent domain to acquire any real property in the 1997 Added Area that is both residentially-zoned and being used for residential purposes. Eminent domain proceedings, if used to acquire real property in the 1997 Added

Area, must be commenced no later than February 27, 2009 (twelve (12) years from the date the ordinance adopting the Redevelopment Plan for the Added Area Project became effective).

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies that do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his/her responsibilities under the participation agreement.

2. [§410] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

E. [§411] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

F. [§412] Payments to Taxing Entities in Lieu of Taxes

In any year during which it owns property in the Project Area that is tax exempt, the Agency is authorized, but not required, to pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

G. [§413] Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. [§414] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in responsibility convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

2. [§415] Relocation Payments

The Agency shall make relocation payments to qualified persons (including individuals and families), business concerns and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

H. [§416] Demolition, Clearance and Site Preparation

1. [§417] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§418] Preparation of Building Sites

The Agency is authorized to prepare, as building sites, any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities or other improvements that an owner or operator of the site would otherwise be obliged to provide.

I. [§419] Property Disposition and Development

1. [§420] Real Property Disposition and Development

a. [§421] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for the uses permitted by this Plan.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time that the Agency fixes as reasonable and to comply with other conditions that the Agency deems necessary to carry out the purposes of this Plan.

b. [§422] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of the County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based on race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, subleased, conveyed or subject to a participation agreement shall be expressly subject by appropriate

documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

c. [§423] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under Section 418 and the specific publicly-owned improvements identified in Attachment No. 4 of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 423, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency that may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision 2 of Section 602 of this Plan or out of any other available funds.

d. [§424] Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to City design review standards.

2. [§425] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property that is acquired by the Agency.

J. [§426] Rehabilitation, Conservation and Moving of Structures

1. [§427] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project

Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

2. [§428] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move any standard structure or building or any structure or building that can be rehabilitated to a location within or outside the Project Area.

K. [§429] Low- and Moderate-Income Housing

1. [§430] Replacement Housing

In accordance with Section 33334.5 of the Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of the Project, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing cost (as defined by Section 50052.5 of the California Health and Safety Code) within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 and 33413.5 of said Redevelopment Law.

Not less than thirty (30) days prior to the execution of an agreement for the acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market, the Agency shall adopt, by resolution, a replacement housing plan pursuant to Section 33413.5 of the Redevelopment Law. For a reasonable period of time prior to adoption, the Agency shall make available a draft of the proposed replacement housing plan for review and comment by public agencies and the general public.

2. [§431] Increased, Improved and Preserved Housing Supply

Pursuant to Section 33334.2 of the Redevelopment Law, not less than twenty percent (20%) of all taxes that are allocated to the Agency pursuant to subdivision 2 of Section 602 of this Plan shall be used by the Agency for the purpose of increasing, improving and preserving the City's supply of low- and moderate-income housing available at affordable housing cost (as defined by Section 50052.5 of the California Health and Safety Code) to persons and families of low and moderate income (as defined in Section 50093 of the California Health and Safety Code), lower income households (as defined in Section 50079.5 of the California Health and Safety Code), very low income households (as defined in Section 50105 of the California Health and Safety Code), and extremely low income households (as defined in Section 50106 of the California Health and Safety Code), unless certain findings are made as required by Section 33334.2 of the Redevelopment Law to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- a. Acquire land or building sites, subject to Section 33334.16 of the Redevelopment Law;
- b. Improve real property or building sites with onsite or offsite improvements, but only if both (1) the improvements are part of the new construction or rehabilitation of affordable housing units for low- or moderate-income persons that are directly benefited by the improvements, and are a reasonable and fundamental component of the housing units, and (2) the Agency requires that the units remain available at affordable housing cost to, and occupied by, persons and families of extremely low, very low, low, or moderate income for the same time period and in the same manner as provided in subdivision (f) of Section 33334.3 of the Redevelopment Law;
- c. Donate real property to private or public persons or entities;
- d. Construct buildings or structures;
- e. Acquire buildings or structures;
- f. Rehabilitate buildings or structures;
- g. Provide subsidies to, or for the benefit of, extremely low income households (as defined in Section 50106 of the California Health and Safety Code), very low income households (as defined by Section 50105 of the California Health and Safety Code), lower income households (as defined by Section 50079.5 of the California Health and Safety Code), or persons and families of low or moderate income (as defined by Section 50093 of the California Health and Safety Code), to the extent those households cannot obtain housing at affordable costs on the open market;
- h. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges;
- i. Maintain the City's supply of mobilehomes;
- j. Preserve the availability to lower income households of affordable housing units in housing developments that are assisted or subsidized by public entities and that are threatened with imminent conversion to market rates.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 430 above. These funds may be used inside or outside the Project Area, provided, however, that funds may be used outside the Project Area

only if findings of benefit to the Project are made as required by said Section 33334.2 of the Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

3. [§432] Inclusionary Housing

In accordance with Section 33413(b)(1) of the Redevelopment Law, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income; and, of such thirty percent (30%), not less than fifty percent (50%) thereof shall be available at affordable housing cost to, and occupied by, very low income households.

In accordance with Section 33413(b)(2) of the Redevelopment Law, at least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income; and, of such fifteen percent (15%), not less than forty percent (40%) thereof shall be available at affordable housing cost to, and occupied by, very low income households.

The percentage requirements set forth in this section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require, by contract or other appropriate means, that whenever any low or moderate income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low or moderate income who are displaced by the Project, provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

4. [§433] Duration of Dwelling Unit Availability

Pursuant to Section 33334.3 of the Redevelopment Law, and except to the extent a longer period of time may be required by other provisions of law, the Agency shall require that all new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund shall remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income and very low income and extremely low income households for the longest feasible time, but for not less than the following periods of time:

- a. Fifty-five years for rental units. However, the Agency may replace rental units with equally affordable and comparable rental units in another location within the community if (1) the replacement units are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the

units to be replaced and (2) the comparable replacement units are not developed with moneys from the Low and Moderate Income Housing Fund.

- b. Forty-five years for owner-occupied units. However, the Agency may permit sales of owner-occupied units prior to the expiration of the 45-year period for a price in excess of that otherwise permitted pursuant to an adopted program that protects the Agency's investment of moneys from the Low and Moderate Income Housing Fund.

Pursuant to Section 33413(c) of the Redevelopment Law, replacement housing provided under Section 430 of this Plan and inclusionary housing provided under Section 432 of this Plan shall remain available at affordable housing cost to, and occupied by, persons and families of low-income, moderate-income, and very low income households, respectively, for the longest feasible time, but for not less than 55 years for rental units and 45 years for homeownership units, except as otherwise set forth in Section 33413(c).

V. [§500] USES PERMITTED IN THE PROJECT AREA

A. [§501] Redevelopment Land Use Map

The "Redevelopment Land Use Map," attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area, and the land uses authorized within the Project by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the land uses to be permitted within the Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws.

B. [§502] Other Land Uses

1. [§503] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include:

- a. As to the 1986 Project Area: Pacific Street, Meyers Street, Sunset Boulevard, Fifth Street, Farron Street, Grove Street, Rocklin Road, Dominguez Road, East Midas Avenue and Yankee Hill Road; and
- b. As to the 1997 Added Area: Granite Drive, Rocklin Road, Dominguez Road, Sierra Meadows Drive and South Grove Street.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the City's General Plan, the objectives of this Plan and the City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules of owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. [§504] Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§505] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [§506] Nonconforming Uses

The Agency may permit an existing use to remain in an existing building in good condition when such use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the

Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses that do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

D. [§507] General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated or otherwise changed except in conformance with the provisions of this Plan.

1. [§508] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§509] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects, be attractive in appearance and not detrimental to the surrounding uses.

3. [§510] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the City's General Plan.

4. [§511] Limitation on the Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the number of dwelling units permitted under the City's General Plan.

5. [§512] Limitation on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

6. [§513] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas that will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to maintain adequate light, air and privacy.

7. [§514] Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. The design of all proposed new signs shall be submitted to the Agency and/or City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [§515] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

9. [§516] Incompatible Uses

No use or structure that by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. [§517] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

11. [§518] Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency.

12. [§519] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a minor variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The strict application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;

- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a minor variation will not be contrary to the objectives of this Plan or of the City's General Plan.

No minor variation shall be granted that changes a basic land use or that permits other than a minor departure from the provisions of this Plan. In permitting any such minor variation, the Agency shall impose such as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

E. [§520] Design for Development

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated, except in accordance with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or owner participation agreement, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

F. [§521] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area until the application for such permit has been made and processed in a manner consistent with all City requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for the same has been granted all approvals required by the City and the Agency at the time of application.

VI. [§600] METHODS OF FINANCING THE PROJECT

A. [§601] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of California, United States Government, any other public agency, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City and any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [§602] Tax Increment Funds

As used in this Section 602 only, the term “ordinance” shall mean: (1) as to the 1986 Project Area, Ordinance No. 549, adopted on June 10, 1986, by the City Council of the City of Rocklin, approving and adopting the Redevelopment Plan for the Original Project; and (2) as to the 1997 Added Area, Ordinance No. 753, adopted on January 28, 1997, by the City Council of the City of Rocklin, approving and adopting the Redevelopment Plan for the Added Area Project. Further, as used in this Section 602 only, the term “Project” shall mean: (1) as to Ordinance No. 549, the 1986 Project Area; and (2) as to Ordinance No. 753, the 1997 Added Area.

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Placer, the City of Rocklin, any district or any other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective

date, the assessment roll of the County of Placer, last equalized on the effective date of said ordinance, shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).

2. Except as provided in subdivision 3, below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in subdivision 1, above, which are attributable to a tax rate levied by a taxing agency which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

C. [§603] Pledge of Tax Increment Funds; Issuance of Bonds and Notes

The portion of taxes mentioned in subdivision 2 of Section 602 above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so and a determination has been made that such financing is required and feasible, in order to finance all or any part of the Project. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay principal and interest when due and payable. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such

bonds and other obligations so shall state their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes from both the 1986 Project Area and the 1997 Added Area that can be outstanding at any one time shall not exceed \$57,000,000.

D. [§604] Financing Limitations

1. [§605] 1986 Project Area

a. Time Limit to Incur Indebtedness

By Ordinance No. 876, adopted on October 28, 2003, the City Council of the City of Rocklin repealed the time limit to incur loans, advances or indebtedness to finance, in whole or in part, the redevelopment of the 1986 Project Area, as authorized by the Redevelopment Law.

b. Maximum Tax Increment Funds

The portion of taxes divided and allocated to the Agency from the 1986 Project Area pursuant to subdivision 2 of Section 602 shall not exceed \$78,000,000, plus (1) the total amount of all payments to taxing agencies made by the Agency pursuant to Section 33401 of the Redevelopment Law to alleviate financial burden and (2) any funds required by Section 33334.2 of the Redevelopment Law to be deposited by the Agency in a low- and moderate-income housing fund as a result of such payments to taxing agencies.

c. Time Limit to Collect Tax Increment Funds

Except as otherwise provided in Section 33333.6, the Agency shall not pay indebtedness or receive property taxes from the 1986 Project Area pursuant to subdivision 2 of Section 602 of this Plan after June 10, 2037.

2. [§606] 1997 Added Area

a. Time Limit to Incur Indebtedness

No loans, advances or indebtedness to finance, in whole or in part, the redevelopment of the 1997 Added Area to be repaid from the allocation of taxes from the 1997 Added Area pursuant to subdivision 2 of Section 602 above shall be established or incurred by the Agency beyond January 28, 2017 (twenty (20) years from the date of adoption of the Redevelopment Plan for the Added Area Project), except by amendment of this Plan as authorized by the Redevelopment Law. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under subdivision (a) of Section 33333.8 of the Redevelopment Law. This limit shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time

during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness set forth in subdivision d of this Section 606.

b. Maximum Tax Increment Funds

The total amount of taxes that may be divided and allocated to the Agency from the 1997 Added Area pursuant to this Plan is \$275,000,000.

c. Time Limit to Collect Tax Increment Funds

The Agency shall not pay indebtedness or receive property taxes from the 1997 Added Area pursuant to subdivision 2 of Section 602 of this Plan after January 28, 2043.

E. [\$607] Payments to Taxing Entities to Alleviate Financial Burden or Detriment

1. 1986 Project Area

The Agency entered into an agreement with the County of Placer, dated April 29, 1986, providing for the pass-through of tax increment funds allocated to the Agency from the 1986 Project Area pursuant to subdivision 2 of Section 602 of this Plan to the County.

Pursuant to Section 33333.6(e)(2) of the Redevelopment Law, the City Council of the City of Rocklin adopted Ordinance No. 800 on April 13, 1999, and Ordinance No. 876 on October 28, 2003, extending and repealing certain time limits applicable to the 1986 Project Area. Consequently, the Agency shall make the payments to affected taxing entities required by Section 33607.7 of the Redevelopment Law from tax increment funds allocated to the Agency from the 1986 Project Area pursuant to subdivision 2 of Section 602 of this Plan.

2. 1997 Project Area

Pursuant to Section 33607.5 of the Redevelopment Law, the Agency shall make the payments to affected taxing entities required by that section from tax increment funds allocated to the Agency from the 1997 Added Area pursuant to subdivision 2 of Section 602 of this Plan.

VII. [\$700] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility

companies of their operations of public rights-of-way as appropriate to carry out this Plan provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such cost.

- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- F. Preservation of historical sites.
- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City unless specifically agreed to and authorized by the City.

VIII. [§800] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions that are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

IX. [§900] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for the following periods of time:

- A. As to the 1986 Project Area, until June 10, 2027; and
- B. As to the 1997 Added Area, until January 28, 2028.

After the expiration or other termination of this Plan, the Agency shall have no authority to act pursuant to this Plan, except to pay previously incurred indebtedness and to enforce existing covenants or contracts.

X. [§1000] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedures established in Sections 33354.6 and/or 33450 *et seq.* of the Redevelopment Law or by any other procedure hereafter established by law.

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

Legal Description of the 1986 Project Area

Portions of Sections 17, 18, 19, 20, and 30 of Township 11 North, Ranch 7 East, M.D.B.&M., Placer County, California, more particularly described as follows:

Beginning at the intersection of the northeasterly right-of-way line of Sunset Boulevard and the northwesterly line of the Southern Pacific Transportation Company property; thence northeasterly along said northwesterly line of the Southern Pacific property to the most southerly corner of Parcel 1D of Parcel Map 9-89; thence North 78°14'00" West 114.74 feet along the southerly line of said Parcel Map 9-89 property; thence North 69°40'12" West 202.24 feet; thence South 32°59'31" West 80.42 feet; thence South 20°50'14" West 362.43 feet; thence North 55°18'28" West 775 feet, more or less, to the northwesterly line of Third Street (Sacramento Road); thence northeasterly along said northwesterly line of Third Street 570 feet, more or less, to the northwesterly prolongation of the southwesterly line of Farron Street; thence northwesterly along said prolongation of the southwesterly line of Farron Street to the southwesterly prolongation of the northwesterly line of Fifth Street; thence northeasterly along the northwesterly line of Fifth Street and its southwesterly prolongation to the north line of Section 19; thence easterly 457.10 feet along the north line of Section 19 to the southeasterly line of Lot 8 of Whitney Court; thence North 48°00'00" East 539.89 feet along said southeasterly line of Whitney Court to the southwesterly line of Midas Avenue; thence southeasterly along said southwesterly line of Midas Avenue to the northwesterly line of Second Street; thence northeasterly along said northwesterly line of Second Street to the northeasterly line of Laurel Street; thence northwesterly along said northeasterly line of Laurel Street to the southeasterly line of Third Street; thence northeasterly along said southeasterly line of Third Street 250 feet, more or less, to the northwesterly line of the Southern Pacific Transportation Company property; thence northeasterly along said northwesterly line of the Southern Pacific property 120 feet, more or less, to the northwesterly line of Third Street and the most easterly corner of Lot 5, Block G of Whitney Addition; thence northwesterly along the northeasterly line of said Lot 5, 200 feet to the southeasterly line of Whitney Farms, thence North 48°44'40" East 412.12 feet, more or less, to the most easterly corner of Lot 14 of Whitney Farms; thence North 00°08'00" East 464.89 feet along the boundary of Antelope Oaks Unit No. 1; thence continuing along said boundary North 45°00'00" East 38.93 feet; thence South 86°16'00" East 279.00 feet; thence South 83°38'00" East 237.00 feet to a point near the centerline of Antelope Creek; thence northeasterly and easterly along said centerline of Antelope Creek and the northwesterly line of the Southern Pacific Transportation Company property to the east line of Yankee Hill Road; thence continuing northeasterly along said northwesterly line of the Southern Pacific property 3,200 feet, more or less, to the east line of Delmar Avenue; thence along the east line of Delmar Avenue North 00°52'51" West 534.20 feet; thence South 89°50'01" East 11.01 feet; thence North 00°52'51" West 671.82 feet to the northwest corner of property described by Parcel Map 17-116; thence North 89°58'21" East 1,270.58 feet to the northeast corner of said Parcel Map 17-116 property; thence South 00°12'27" West 208.96 feet to the northwesterly line of the Southern Pacific Transportation Company property; thence southwesterly across the Southern Pacific property and Pacific Street 580 feet, more or less, to the northerly corner of Parcel C of

Parcel Map 15-98 located on the southeasterly line of Pacific Street; thence South 38°21'00" East 337.17 feet; thence South 43°34'46" East 418.60 feet to a point on the northeasterly line of property described by Parcel Map 9-88; thence South 38°48'00" East 264.90 feet; thence South 51°12'00" West 1,107.31 feet; thence South 38°17'56" East 343.39 feet; thence South 51°44'04" West 2,177.67 feet; thence North 38°17'56" West 1,360.68 feet to the intersection of the northeasterly line of Sierra Meadows Drive and the southeasterly line of Pacific Street; thence South 51°41'00" West 50.90 feet; thence South 00°15'14" West 1,203.76 feet to the north line of Racetrack Unit No. 4; thence South 86°50'00" West 825.61 feet to the northwest corner of Lot 102 of Racetrack Unit No. 3; thence South 00°15'00" West 330.47 feet; thence North 88°39'15" West 195.40 feet; thence North 03°14'15" West 18.00 feet; thence South 87°37'24" West 300.87 feet to the east line of Grove Street; thence South 00°16'12" East 289.9 feet, more or less, to the section corner common to Sections 17, 18, 19, and 20; thence South 00°53'15" East 20.01 feet; thence South 88°13'25" East 658 feet, more or less, to the northwest corner of Lot 53 of Racetrack Unit No. 2; thence South 20°01'35" West 874.36 feet; thence South 00°53'25" East 463.76 feet to the south line of Racetrack Road; thence North 89°51'50" East along the south line of Racetrack Road and its easterly prolongation 1,000 feet, more or less, to a point on the west line of a 5.8-acre parcel described by Parcel Map 19-135; thence South 00°22'00" West 207.07 feet; thence South 12°51'45" West 720 feet, more or less, to the northwesterly line of Granite Drive; thence southwesterly along said northwesterly line of Granite Drive to the northerly line of Rocklin Road; thence westerly along said northerly line of Rocklin Road to the northerly prolongation of the westerly line of South Grove Street; thence along said westerly line of South Grove Street and its northerly prolongation 220 feet, more or less, to a point on the south line of the Northeast one-quarter of Section 19; thence west along said south line of the Northeast one-quarter of Section 19, 860.00 feet; thence South 49°16'00" West 384.5 feet; thence South 00°56'30" East 384.63 feet; thence South 70°10'55" West 300.53 feet; thence South 89°07'29" West 200.00 feet; thence South 26°46'20" West 44.50 feet; thence South 89°07'29" West 98.60 feet to a point on the west line of the Southeast one-quarter of Section 19, said point also being in Ruhkala Road, a private street; thence south 1,630 feet, more or less, along said west line of the southeast one-quarter of Section 19, to the southwest corner of Parcel A of Parcel Map 20-78; thence along the south line of the property described by Parcel Map 20-78 North 89°07'29" East 641.75 feet to the east line of Lost Avenue; thence South 00°10'46" East 260.0 feet along said east line of Lost Avenue to the south line of Section 19; thence South 00°28'41" West 460.23 feet; thence South 02°11'08" East 40.06 feet to the beginning of a 250-foot radius curve that is concaved to the west; thence southwesterly along said curve 216.92 feet through a central angle of 49°42'52"; thence South 51°54'00" West 300 feet, more or less, to the most easterly corner of Lot 66 of Sunset Plaza Tract 451; thence North 33°27'27" West 548.55 feet; thence North 46°21'40" West 107.30 feet to the southeasterly line of Woodside Drive; thence southwesterly along said southeasterly line of Woodside Drive to the southeasterly prolongation of the northeasterly line of Sunset Boulevard; thence northwesterly along said prolongation and along the northeasterly line of Sunset Boulevard to the point of beginning.

Legal Description of the 1997 Added Area

Those portions of Sections 16, 17, 18, 19, 20 and 30 of Township 11 North, Range 7 East, M.D.B.&M., in the City of Rocklin, County of Placer, State of California, described as follows:

AREA A

Beginning at the North quarter corner of said Section 17, thence South 89°46'43" West along the North line of the Northwest quarter and the City Limits of Rocklin, 250 feet more or less; thence southerly, 95 feet more or less; thence westerly, 240 feet more or less; thence southerly, 400 feet more or less; thence westerly, 830 feet more or less; thence South 0°57' East, 825 feet more or less; thence South 89°23'25" West, 500 feet more or less; thence South 17°30' West, 2,109.5 feet more or less; thence West, 224 feet more or less to the east line of Yankee Hill Road; thence South 0°14'42" West along said east line, 250 feet more or less the intersection of the northwesterly line of the Southern Pacific Transportation Company property and the east line of Yankee Hill Road; thence along the existing Redevelopment Area Boundary, northeasterly along said northwesterly line of the Southern Pacific property 3,200 feet, more or less, to the east line of Delmar Avenue; thence along the east line of Delmar Avenue North 00°52'51" West 534.20 feet; thence South 89°50'01" East 11.01 feet; thence North 00°52'51" West 671.82 feet to the northwest corner of property described by Parcel Map 17-116; thence North 89°58'21" East 1,270.58 feet to the northeast corner of said Parcel Map 17-116 property; thence south 00°12'27" West 208.96 feet to the northwesterly line of the Southern Pacific Transportation Company property; thence southwesterly across the Southern Pacific property and Pacific Street 580 feet, more or less, to the northerly corner of Parcel C of Parcel Map 15-98 located on the southeasterly line of Pacific Street; thence South 38°21'00" East 337.17 feet; thence South 43°34'46" East 418.60 feet to a point on the northeasterly line of property described by Parcel Map 9-88; thence South 38°48'00" East 264.90 feet; thence South 51°12'00" West 1,107.31 feet; thence South 38°17'56" East 343.39 feet; thence South 51°44'04" West 2,177.67 feet; thence North 38°17' 56" West 1,360.68 feet to the intersection of the northeasterly line of Sierra Meadows Drive and the southeasterly line of Pacific Street; thence South 51°41'00" West 50.90 feet; thence South 00°15'14" West 1,203.76 feet to the north line of Racetrack Unit No. 4; thence South 86°50'00" West 825.61 feet to the northwest corner of Lot 102 of Racetrack Unit No. 3; thence South 00°15'00" West 330.47 feet; thence North 88°39'15" West 195.40 feet; thence North 03°14'15" West 18.00 feet; thence South 87°37'24" West 300.87 feet to the east line of Grove Street; thence South 00°16'12" East 289.9 feet, more or less, to the section corner common to Sections 17, 18, 19, and 20; thence South 00°53'15" East 20.01 feet; thence South 88°13'25" East 658 feet, more or less, to the northwest corner of Lot 53 of Racetrack Unit No. 2; thence South 20°01'35" West 874.36 feet; thence South 00°53'25" East 463.76 feet to the south line of Racetrack Road; thence North 89°51'50" East along the south line of Racetrack Road and its easterly prolongation 1,000 feet, more or less, to a point on the west line of a 5.8-acre parcel described by Parcel Map 19-135; thence South 00°22'00" West 207.07 feet; thence South 12°31'45" West 720 feet, more or less, to the northwesterly line of Granite Drive; thence southwesterly along said northwesterly line of Granite Drive to the northerly line of Rocklin Road; thence westerly along said northerly line of Rocklin Road to the northerly prolongation of the westerly line of South Grove Street; thence along said westerly line of South Grove Street and its northerly prolongation 220 feet, more or less to a point on the south line of the Northeast one-quarter of Section 19; thence west along said south line of the Northeast one-quarter of Section 19, 828.00 feet; thence South 49°16'00" West 384.5 feet; thence South 00°56'30' East 384.63 feet; thence South 70°10'56" West 300.53 feet; thence South 89°07'29" West 200.0 feet; thence South 26°46'20" West 44.50 feet; thence South 89°07'29" West 98.60 feet to a point on the west line of the Southeast one-quarter of Section 19, said point also being in Ruhkala Road, a private street; thence south 1,630 feet, more or less along said west line of the southeast one-quarter of Section 19, to the southwest corner of Parcel

A of Parcel Map 20-78; thence along the south line of the property described by Parcel Map 20-78 North 89°07'29" East 641.75 feet to the east line of Lost Avenue; thence South 00°10'46" East 260.0 feet along said east line of Lost Avenue to the south line of Section 19; thence South 00°28'41" West 480.23 feet; thence South 02°11'08" East 40.06 feet to the beginning of a 250-foot radius curve that is concave to the west; thence southwesterly along said curve 216.92 feet through a central angle of 49°42'52"; thence South 51°54'00" West 300 feet, more or less, to the most easterly corner of Lot 66 of Sunset Plaza Tract 451; thence leaving the existing Redevelopment Area Boundary and continuing South 51°54'00" West, 282.5 feet more or less; thence South 38°06' East, 356.27 feet more or less to the northwesterly right-of-way line of Interstate 80; thence along the northwesterly right-of-way line of Interstate 80, North 51°29'38" East, 810 feet more or less; thence North 46°43'33" East, 979.72 feet more or less; thence North 42°51'23" East, 699.67 feet more or less; thence North 42°26'48" East, 2476 feet more or less; thence North 32°09'09" East, 256.15; thence leaving said northwesterly right-of-way line, southeasterly across Interstate 80, 310 feet more or less to the southeasterly right-of-way line of China Garden Road; thence along the southeasterly right-of-way line of China Garden Road, North 58°51'39" East, 347.43 feet more or less; thence North 68°33'50" East, 348.90 feet more or less; thence North 34°49'43" East, 227.66 feet more or less; thence North 75°22'26" East, 98.54 feet more or less to the southerly right-of-way line of Rocklin Road; thence leaving said southeasterly right-of-way line, South 88°09'27" East along the southerly right-of-way line of Rocklin Road, 102 feet more or less; thence North 1°50'33" East, 85.00 feet more or less to the northerly right-of-way line of Rocklin Road; thence North 88°09'29" West along said northerly right-of-way line, 102 feet more or less to the southeasterly right-of-way line of Interstate 80; thence along the southeasterly right-of-way line of Interstate 80, North 65°48'39" West, 128.37 feet more or less; thence North 30°41'12" East, 683.32 feet more or less; thence North 36°01'47" East, 118 feet more or less to the intersection with the City Limits of Rocklin; thence continuing along said southeasterly right-of-way line and the City Limits of Rocklin, North 42°26'48" East, 4650 feet more or less; thence North 45°28'21" East, 376.25 feet more or less; thence northeasterly 263.36 feet along a curve concave southwesterly with a radius of 345 feet and a central angle of 43°48'00"; thence South 89°56'12" East, 197.22 feet more or less to the westerly right-of-way line of Sierra College Boulevard; thence leaving said southeasterly right-of-way line and continuing along the City Limits of Rocklin and the westerly right-of-way line of Sierra College Boulevard, South 11°30'40" East, 240.39 feet more or less; thence southerly along said westerly right-of-way line and the City Limits of Rocklin, 60 feet more or less to the intersection with the westerly prolongation of the South line of Lot 16 of the Himes Tract filed in Book A of Maps at Page 30 of Placer County Official Records; thence easterly along said South line, 1380 feet more or less to the East line of the Southwest quarter of said Section 16; thence leaving the City Limits of Rocklin, northerly along said East line, 990 feet more or less to the Center of said Section 16; thence Easterly along the South line of the Northeast quarter of said Section 16, 1300 feet more or less to the westerly right-of-way line of Dias Lane and the City Limits of Rocklin; thence along the City Limits of Rocklin, northerly along said westerly right-of-way line, 2,150 feet more or less to the intersection with the westerly prolongation of the South line of that parcel of land conveyed to Clark Turner Limited Partnership recorded in Volume 2384 Page 329 P.C.O.R.; thence east along said South line, 456.77 feet to Southeast corner of said parcel; thence North along the East line of said parcel, 365.63 feet to the Northeast corner of said parcel; thence North along the East line of Lot 6 of said Himes Tract, 85.00 feet; thence North 88°19'50" East along the East line of that parcel of land acquired by the State of California for the right-of-way of Interstate 80 recorded in Volume 775 at Page 295 P.C.O.R., said right-of-way line being shown on Sheet 12 of 25 sheets of that certain State of California,

Department of Transportation Title Map PLA-17-A, Roc B, approved May 22, 1957, 36.43 feet; thence North 57°22'33" East along said right-of-way line, 58.30 feet; thence North 1°40'40" West along said right-of-way line, 17.00 feet to the South edge of pavement of Brace Road; thence South 88°24'30" West along said South edge of pavement, 518.82 feet to the South right-of-way line of Brace Road; thence South 42°26'48" West along said right-of-way line, 73.00 feet to the intersection with the southeast right-of-way line of Interstate 80; thence southwesterly across Interstate 80, 300 feet more or less to the northwesterly right-of-way line of Interstate 80; thence South 42°26'48" West along said right-of-way line, 1,500 feet more or less to the East line of the Northwest quarter of said Section 16; thence northerly along said East line, 150 feet more or less to the North line of Lot 23 of said Himes Tract; thence westerly along said North line, 1314.72 feet more or less to the East right-of-way line of Sierra College Boulevard; thence southerly along said East right-of-way line, 330 feet more or less; thence westerly, 84 feet more or less to the West right-of-way line of Sierra College Boulevard; thence North 0°56'58" West along said West right-of-way line, 1297.32 feet more or less to the South right-of-way line of Brace Road; thence South 88°55'07" West along said South right-of-way line, 40 feet more or less; thence North 1°04'53" West, 50 feet more or less to the intersection of the North right-of-way line of Brace Road with the West right-of-way line of Sierra College Boulevard; thence South 88°55'07" West along said North right-of-way line, 750 feet more or less; thence South, 50 feet more or less to the South right-of-way line of Brace Road; thence South 32°17'35" West, 275.73 feet more or less; thence North 43°30'30" West, 161.70 feet more or less to the southerly right-of-way line of Taylor Road; thence South 52°07'00" West along said southerly right-of-way line, 273.08 feet more or less to the East line of said Section 17; thence North 0°12'26" East along said East line, 320 feet more or less to the Northeast corner of said Section 17; thence South 89°46'43" West along the North line of the Northeast quarter of said Section 17, 2650 feet more or less to the point of beginning.

Area A = 965 acres more or less

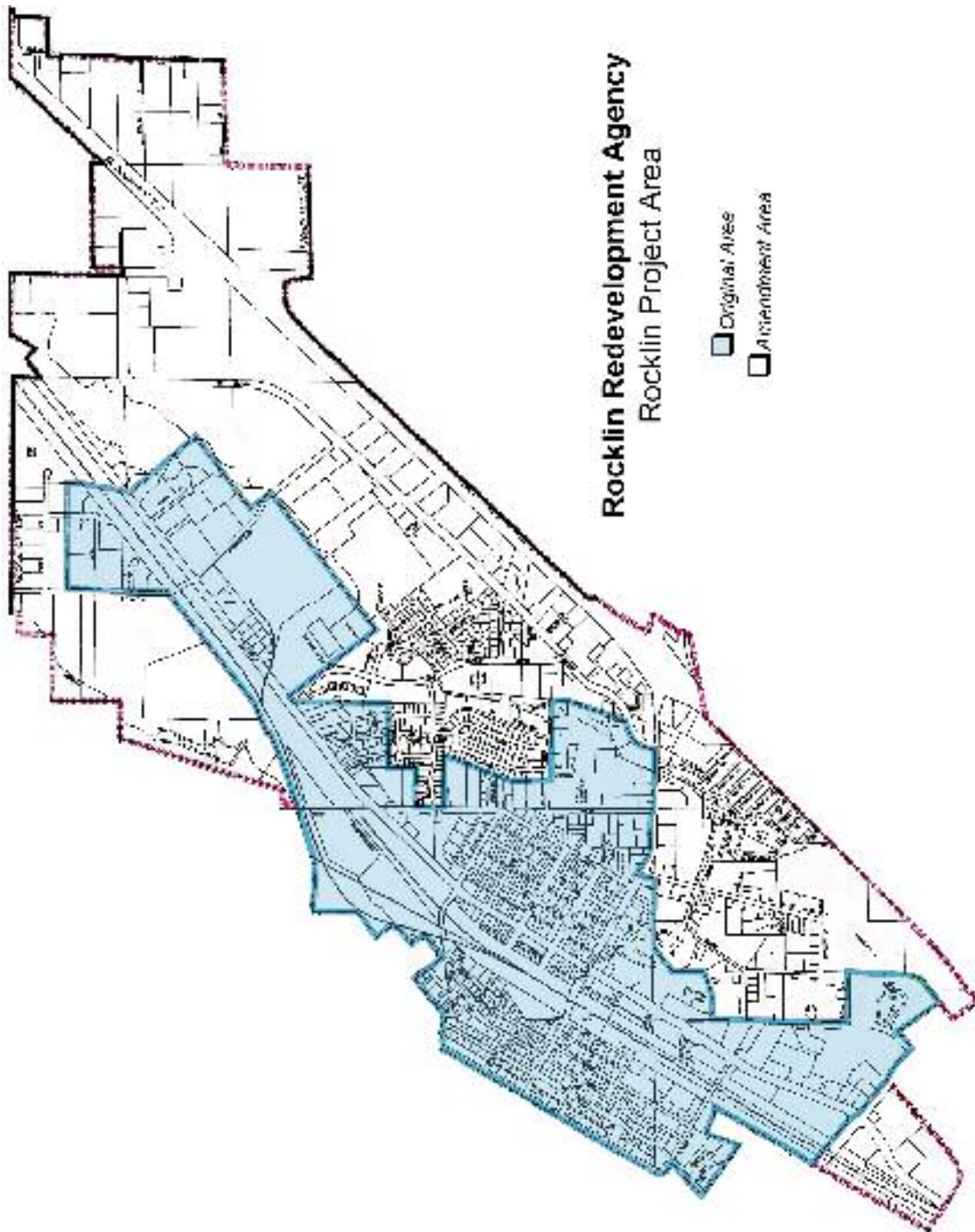
AREA B

Beginning at the intersection of the northeasterly right-of-way line of Sunset Boulevard and the northwesterly line of the Southern Pacific Transportation Company Property, thence southeasterly along said northeasterly right-of-way line and the existing Redevelopment Area Boundary, 1,400 feet more or less to the northwesterly corner of Parcel No. 1 of Parcel Map 10-115; thence southwesterly 78 feet more or less to the southwesterly right-of-way line of Sunset Boulevard; thence South 49°00'03" West, 1126 feet more or less; thence South 69°37'35" West, 239.01 feet more or less; thence South 85°21'45" West, 98.62 feet more or less; thence North 71°56'47" West, 98.02 feet more or less; thence North 56°16'30" West, 235.00 feet more or less to the southeasterly right-of-way line of Pacific Street; thence North 56°16'30" West, 420 feet more or less to the northwesterly line of the Southern Pacific Transportation Company Property; thence northeasterly along said northwesterly line, 1,650 feet more or less to the point of beginning.

Area B = 40 acres more or less

ATTACHMENT NO. 2

PROJECT AREA MAP



ATTACHMENT NO. 3
REDEVELOPMENT LAND USE MAP

ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS

The following public improvements are anticipated to be provided in the Project Area:

1. Traffic Circulation and Street Improvements, including but not limited to the following:
 - a. Safe Routes to Schools Program Improvements
 - b. Rocklin Road Interchange Improvements
 - c. Granite Drive Improvements
 - d. Midas Undergrounding
 - e. Dominguez Overpass
 - f. Sierra College Interchange Improvements
 - g. Sidewalks, Curbs and Gutters, Street Lighting, Traffic Signal Improvements, Street Trees and Furniture, and Other Enhancements
 - h. Other Freeway Interchange Improvements
2. Civic Center Area Improvements, including but not limited to the following:
 - a. Sewer, Water, Roads and Drainage Improvements
 - b. Police Building Enhancements
3. Public Facilities, including but not limited to the following:
 - a. Joint Use Gymnasium at Rocklin Elementary School
 - b. Library
 - c. Community Theater
 - d. Train Depot
 - e. Park Improvements
 - f. Community Centers

- g. Performing Arts Center
- h. Senior Center
- 4. Public Parking Improvements, as needed throughout the Project Area
- 5. Storm Drain Improvements, as needed throughout the Project Area, including but not limited to drainage enhancements to Sucker Ravine
- 6. Quarry Reclamation, including but not limited to construction of fountain and water features and a possible amphitheater
- 7. Water System Improvements, as needed throughout the Project Area